

**Grantee: Hamilton County, OH**

**Grant: B-09-CN-OH-0033**

**April 1, 2014 thru June 30, 2014 Performance Report**

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**Grant Number:**  
B-09-CN-OH-0033

**Obligation Date:**

**Award Date:**  
02/11/2010

**Grantee Name:**  
Hamilton County, OH

**Contract End Date:**

**Review by HUD:**  
Submitted - Await for Review

**LOCCS Authorized Amount:**  
\$24,068,968.00

**Grant Status:**  
Active

**QPR Contact:**  
No QPR Contact Found

**Estimated PI/RL Funds:**  
\$976,000.00

**Total Budget:**  
\$25,044,968.00

## Disasters:

### Declaration Number

NSP

## Narratives

### Executive Summary:

Multiple government agencies and related organizations located within Hamilton County have formed a Consortium for the expressed purpose of assisting in the redevelopment of specific neighborhoods and communities within this region. The Hamilton County Community Development Department, City of Cincinnati Department of Community Development, Cincinnati Metropolitan Housing Authority, and Local Initiatives Support Corporation have joined together with partner The Model Group in order to create a comprehensive body of intellectual capital, human resources and financial leverage prepared to effectively administer the use of NSP2 funds awarded to help stabilize the targeted local neighborhoods and communities. Hamilton County is the lead agency of the Consortium. The Consortium has selected three County communities and four City neighborhoods for deep targeting of NSP2 funds. Projects include several different redevelopment strategies. For example, a large scale acquisition of abandoned and foreclosed residential properties for demolition/new construction is planned resulting in renewed rental housing stock for senior households below 50% of median income and for those up to 120% of median income. Another strategy utilizing acquisition and rehabilitation or redevelopment of abandoned and foreclosed residential properties resulting in homeownership units is also planned. Financing mechanism will be used to assist in accomplishing these projects, and to provide assistance to homebuyers of the rehabilitated and newly constructed homes. The Consortium intends utilize program income to continue to stabilize the NSP2 target neighborhoods within the City of Cincinnati and Hamilton County. The Consortium will retain 10% of program income for administrative costs. Additionally, 25% of the total program income funds will be spent on LH25 activities, housing for households whose incomes are at or below 50% Area Median Income, in the target neighborhoods, as required by the Department of Housing and Urban Development (HUD). The remaining funds will further the Consortium's goals by performing NSP2 eligible activities in the NSP2 target areas described in the Action Plan.

### Target Geography:

The program targets seven neighborhoods located within twenty-one census tracts; the seven areas are Avondale, East Price Hill, Evanston, Golf Manor, Lincoln Heights, Mt. Healthy, and Northside. The program plans for production of 159 units of housing, consisting of 142 rental and 17 homeownership units, a number of affordable funding options for homeownership, and a strategic selection of parcels to be demolished to contribute to overall neighborhood stabilization. A more thorough narrative explaining the target geography and why it was chosen follows.

The target geography of the Cincinnati-Hamilton County NSP2 Consortium (CHCNC) is represented within the overall boundaries of the City of Cincinnati and Hamilton County, Ohio. The Consortium is specifically formed with individual members and partners that represent the southwestern region of Ohio, and through local government, are primarily charged with the objective to represent the collective interests and NSP2 housing activity priorities of Hamilton County and the City of Cincinnati.

Specifically, the Consortium has identified seven local and individual neighborhoods, whose census tract data relative to HUD's stabilization index scores, places these areas as prime candidates to receive the necessary funding provided by the NSP2 Program. The seven areas are as follows: Avondale, East Price Hill, Evanston, Golf Manor, Lincoln Heights, Mt. Healthy, and Northside; corresponding census tracts and HUD index scores are detailed in Table 1-1 in Appendix C. For the purpose of this Application, the selected areas, as illustrated in Figure 1-1, Cincinnati-Hamilton County NSP2 Target Areas, will be referenced by neighborhood names instead of by individual census tract.

Market driven approach. The selection of the targeted geography determined by the Consortium was primarily based upon the identification of needs of the communities that statistically (based upon current census numbers) had the most opportunity for significant improvement, physically had an existing stock of aged buildings and/or vacant sites, and locally had considerable leadership capacity available, willing and capable of pushing the positive momentum within each community.

The Consortium made an initial determination of the target geography by identifying those which demonstrated the highest need based upon

the HUD stabilization index scores. Then, through subsequent review of those same areas, the Consortium determined the final shortlist of targeted areas that it believed would create the best opportunities for this region of the State of Ohio.

Last, having analyzed the data from the professional market reports, the Consortium made the final determination of the selected geography based upon the belief that real neighborhood stabilization could be achieved. The professional market reports as they relate to the stabilization needs of the targeted geography are discussed in detail in the Market Conditions and Demand Factors section located below.

#### Regional Economic Trends and Impact on Target Areas

The review and determination of the targeted areas could not be performed without taking an exhaustive look at the regional economic trends in Hamilton County as they relate to population, employment, and the housing market. As national statistics indicate, it is demonstrated that this midwestern region of the United States continues to fall behind the current national and regional averages for population growth. Although the geographic counties and regions continue to grow, the City of Cincinnati and Hamilton County are virtually stagnant in their population growth. However, this trend of stagnated growth from 2000 through 2007 can also be seen as positive information since the census data from the 1980's and 1990's showed negative growth within these same areas.

**Population Trends.** As demonstrated within Table 1-2, Population Statistics and Comparisons, Hamilton County and the City of Cincinnati struggle to keep pace with the growth of surrounding communities. The "heart" of this future economic hub – Cincinnati and Hamilton County – remains weak, thus compromising the entire regional opportunity. Multiple reasons have been suggested why these population trends occur, but it is evident that the aged infrastructure and housing stock of the urban neighborhoods contribute to these statistics. The City and County have the potential to create positive momentum and future growth through the incorporation of the following elements in future development strategies: removal of negative physical threats, upgrading of expensive infrastructure improvements, creation of new housing stock, and by providing finance mechanisms that ensure housing affordability.

**Unemployment.** Employment has been declining since the end of 2007 and the pace of job declines continued to accelerate in the final quarter of 2008 and into the first quarter of 2009. Southwestern Ohio has experienced significant employment loss in the goods-producing industry, service-producing industry, and in the financial sector. According to the Greater Cincinnati Chamber of Commerce, the unemployment rate for the Greater Cincinnati Metropolitan Region for May 2009 was 9.4%, an increase of 73% from the 5.4% unemployment rate of May 2008. Refer to Table 1-3 for comparisons of unemployment rates at the state, county, and city level for the years 2005, 2008, and 2009.

**Housing Market.** The regional housing market has demonstrated weakness over the past year, however, not at the rate or severity of the national housing market. The local housing stock, in addition, typically does not meet current market preferences. The mismatch in housing stock and housing demand has resulted in structurally obsolescent housing units excess, declining sale prices, declining sales values, abandonment of units, and conversion of single-family homeowner units to sub-standard rental housing units.

The combination of population loss and an increase in unemployment has resulted in a less dense residential core. Homes, apartment buildings and other residential units are being neglected and/or abandoned. Vacancy rates are high in relation to surrounding communities. A continual and gradual lack of employment and/or underemployment is a driving factor in the regional housing crisis. The vacancy risk scores in the target geography substantiate the high vacancy problems. The communities at the focus of the Consortium's NSP2 proposal have suffered dramatic economic and social disinvestment. The data for the State of Ohio, Hamilton County, and the City of Cincinnati on completed foreclosures, unemployment rates and median household income for the years 2005, 2008, and 2009. Discussion of the foreclosure crisis as it relates to this table is provided in the following paragraphs.

**Analysis.** The foreclosure crisis has cost thousands of Hamilton County families their homes and the resulted glut of vacant properties has created downward pressure on housing values throughout the region. In addition to home equity, researchers are learning that the fall-out of foreclosures, in particular the growing number of abandoned buildings, has negative effects on local government as well as impacting the well-being and health of the communities. These facts can be summarized:

- Downward pressure on property values
- Declining tax revenue for municipalities
- Increased costs to local tax payers
- Health and well-being of community residents

Foreclosure filings have steadily increased since 2005. The number of foreclosure filings in Hamilton County was 32 percent higher in 2008 than in 2005. Working in Neighborhoods published a foreclosure report titled "The Crisis Next Door" that stated that between 2006 and 2008, Mt. Healthy and Golf Manor were included in the County's list of the "Top 15 Municipalities by Number of Foreclosures". For this same time period, it was reported that East Price Hill, Evanston, Northside, and Avondale were included in the City's list of the "Top 15 Neighborhoods by Number of Foreclosures".

#### MARKET CONDITIONS AND DEMAND FACTORS

The quality market data identified throughout this Application, specifically each individual neighborhood area, was professionally prepared by VWB Research located at 869 W. Goodale Boulevard, Columbus, Ohio 43212. If necessary, VWB can be contacted direct at 1-614-225-9500.

##### (1) Market Absorption

The seven target areas identified throughout this Application do not exhibit conventional for-sale demand characteristics; these areas are suffering from an overall lack of demand and an overabundance of vacant/abandoned and aged housing stock. The target areas can be described as inner-city neighborhoods and first-ring suburbs. Private sector builders are challenged by the fact they cannot assemble enough land to generate an economy of scale. If private builders are able to assemble reasonably sized project sites, then environmental issues and/or infrastructure challenges compound problems. If the private sector elects to rehabilitate homes rather than build new, older homes provide even greater challenges in that it is often impossible to account for the physical problems of the units. This coupled with the fact that suburban locations offer generally better schools, abundant shopping, consistent code enforcement and a perceived safe environment, it is easy to see why conventional builders have abandoned their urban markets. As a result, the cost of these homes is usually well in excess of local comparables, thereby creating an "appraisal gap". In addition, given the wide variety of new homes available in suburban locations for modest costs, consumers who might consider an inner-city or first-suburb home must be offered an incentive to buy in these communities.

Market absorption if funds are not received. Based on the current reality, if the foreclosed and abandoned properties within the seven targeted areas were to await reabsorption without an influx of capital from NSP2, demand would be low or non-existent. Demand for for-sale housing is generated by a combination of income-qualified households currently living in the community and by an in-migration of new households. Both are drawn by the amount a home's price is discounted, the quality of the product that they can buy for the price, and the built-in equity that the discount provides. Meaning, the greater the subsidy, the greater the demand; specifically, households will overlook market deficiencies in order to acquire the value of superior housing.

As evidenced above, the need for these NSP2 funds is critical to the creation and implementation of each activity outlined within this Application. Each of these neighborhoods has been targeted for NSP2 funds because of direct need. The proposed activities within the Application are reflective of the market needs of the neighborhood as well as the housing solutions that will help stabilize that geography. The

proposed activities are intended to have an optimal effect with the investment made available.

If NSP2 funding is not available for these neighborhoods, a significant amount of committed investment from other organizations would also likely not materialize, thus limiting the available options for any potential implementation of work in these areas. In short, those actions would undoubtedly limit the scale and ultimately affect the anticipated schedule for the stabilization of these neighborhoods and overall amounts of capital investment into the region.

#### (2) Over-building, Over-valuation, or Loss of Employment?

The market data received from VWB Research suggests that the foreclosure and abandonment issues in the seven targeted areas are not related to over-building or over-valuation of the housing stock, but rather a significant loss of employment and large stock of vacant structures. These communities historically have lower economic indicators and thus, tend to have a higher rate of foreclosures and occurrence of vacant homes. Existing households have limited resources and are less likely to avoid foreclosure due to employment loss, low and negative equity mortgage lending practices, etc. As referenced earlier in the application, the Greater Cincinnati Metropolitan region has experienced a 73% increase in the total number of unemployed persons from May of 2008 to May of 2009. This brings the unemployment rate for the region to 9.4%, 0.3% higher than the national average.

#### (3) Household Income Characteristics

The estimated 2000 average median household income for Hamilton County, Ohio is \$10,833; this is based on the 2000 Census and ten adjustments for inflation. Table 1-4, Average Median Household Income, provides the data for all seven targeted communities. As evidenced by the table, the average median household income for all targeted areas is between six percent and 58% less than the Hamilton County, Ohio average.

VWB Research provides that a majority of the Consortium's targeted communities have significant shares of renter households with incomes below \$10,000. This suggests considerable housing cost burden for these low-income families. Higher income levels tend not to be overburdened because the available housing stock does not provide moderately priced "move-up" housing opportunities. Homeowner households, as opposed to renter households, that fall below 50% of AMI tend to have a higher percentage of housing cost burden due to the recent predatory lending practices within the lending market. Table 1-5 above provides housing cost burden for three of the seven targeted communities.

#### (4) Relevant Factors Contributing to Neighborhood Decline

Relative to each neighborhood identified within the target geography, its rich historical past is closely linked to the current market conditions. The following relevant factors uniquely contribute to their decline.

Avondale. This historic neighborhood with valuable architecture has an enviable location between two of Cincinnati's larger employers, University of Cincinnati and Cincinnati Children's Hospital Medical Center. Over the last forty years Avondale has experienced significant decline in population and owner-occupied housing units. Today, the neighborhood is suffering from significant crime and the disenfranchisement of long-term residents, and does not exhibit the conventional "for-sale product" demand characteristics. East Price Hill. As noted by the Price Hill Historical Society, East Price Hill's architectural landmarks are in severe decline. Significant structures, that were once meeting places for neighbors, have now become symbols of the neighborhood's physical and economic decline. This decline correlates with a dwindling population, in particular of long-term residents.

Evanston. Evanston once had the highest rates of home ownership within the City of Cincinnati. The community is surrounded by excellent educational resources and highway access. Today Evanston's redevelopment strategy is to preserve low and moderate level income housing, in place of a gentrification strategy, thus retaining families in Evanston and placing foreclosed properties back into productive use.

Golf Manor. This community is in a severe decline with increasing high levels of crime. The loss of population reflects the loss of desirability of the neighborhood with a reported household loss of 3,666 households since 2000. Simultaneously, Golf Manor expects to add 899 senior households within the next five years. With virtually no affordable senior housing options available, current residents are forced to remain in their existing housing past the point when they can effectively maintain them.

Lincoln Heights. This neighborhood steeped in history is on the verge of being erased. Lincoln Heights was originally developed to house government workers in 1942. After the post-war boom, the government sold this government housing to a co-operative of African American war veterans in 1954. It was the only wartime housing that has 100% African American purchasers, and furthermore, was located in the only 100% African American controlled municipality within the United States. While the physical quality of the aged rental housing stock remains a significant issue, the demand for low-income units and desire for residency retention remains high.

Mt. Healthy. While this neighborhood has experienced a continued decline in households (770 since the year 2000), they are expected to add 677 senior households within the next five years. With virtually no affordable senior housing options available, current residents are forced to remain in their existing housing past the point when they can effectively maintain them.

Northside. This neighborhood, like most urban marketplaces located in declining inner-city neighborhoods, does not exhibit conventional "for-sale product" demand characteristics. Rapid alterations in their current in-migration or employment patterns are not likely to occur without intercession in the marketplace. The medium income level in the Northside PMA was \$21,615 while the City medium income level was \$37,096. The neighborhood has a significant share of renter households with incomes below \$10,000; in 2008, this amount of renter households was estimated over one-third of the total renter households.

#### (5) Stabilization Activities

The collective assessment of area market study data indicates that a variety of NSP2 activity categories must be used in combination to most likely to stabilize the target geography. The Consortium will employ the use of financing mechanisms for construction financing, as well as, downpayment assistance; acquisition and rehabilitation of foreclosed and abandoned property; demolition of blighted structures; and the redevelopment of eligible residential properties in an effort to stabilize the NSP2 target geographic areas.

All the NSP2 communities have a very low projected absorption rate for foreclosed property, therefore, the Consortium will undertake two separate strategies: (1) Demolition of blighted residential structures (although quite limited as fewer funds were received than requested); and (2) Heavily subsidized rehabilitation and redevelopment activities of both rental and homeownership units. Additionally, large numbers of abandoned and vacant properties located within NSP2 target geography will require hazard abatement and demolition, demolition and redevelopment, or acquisition and rehabilitation.

Factor Three entails detailed descriptions of neighborhood specific stabilization activities. The Consortium will specifically be working to: demolish blighted areas, redevelop large neighborhoods areas, rehabilitate existing structures, construct new housing, retain long term residents, revitalize iconic community buildings, enhance health and safety features, and provide gap financing and downpayment assistance.

## Program Approach:

Overall neighborhood stabilization program

The Consortium has identified seven neighborhoods within the City of Cincinnati and Hamilton County where NSP2 monies would be best leveraged at impacting overall stabilization of the area. The Consortium will work with its members and partners to become the primary catalyst for implementation of the NSP2 program in those neighborhoods. The primary objectives for the Consortium and outcomes of these neighborhood plans include:

- Reconnect targeted neighborhoods with the economy, housing market, and social networks
- Rapidly arrest decline of neighborhoods negatively affected by abandoned and foreclosed properties
- Assure compliance with the NSP2 "deep targeting" requirement
- Invest in affordable housing that will remain desirable and affordable well into the future
- Align with community planning and resources
- Ensure a conservation of natural resources

### Purchasing Property at Market or Below Market Price

The approach of the Consortium is strengthened by the support of the local neighborhood councils and city governments. By adhering to the planning concepts identified within each of the neighborhood planning documents, properties have been identified and secured at levels that match market conditions. The Consortium will also work with the National Community Stabilization Trust (NCST) to assist with the acquisition of property and reduction of acquisition costs. Due to an agreement between the NCST and local banks, the Consortium will have access to foreclosed properties before the properties are put on the general market, thus allowing for the best chance of acquiring property at or below market price.

### Bringing Effective Change

Based on the marketing studies performed in the targeted geographic areas, their ability to absorb foreclosed, abandoned, or blighted structures without stimulus help is near nonexistent. Areas of concern have been identified in certain geographic target areas that will further destabilization if not readily remedied. The Consortium proposes to address neighborhood stabilization with effective strategies dealing with targeted areas of blighted, foreclosed, or abandoned properties. Those strategies include a careful mix of acquisition, demolition, rehabilitation and redevelopment for rental and homeownership along with creative funding mechanisms to promote home ownership. Additionally, selected demolition, as determined necessary for stabilization of the surrounding the neighborhood, will be undertaken. The proposed activities to be carried out by the Consortium, such as removal of blight, redevelopment and rehabilitation of housing, and intelligently constructed funding mechanisms, specifically address this need and in addition address relevant stabilization needs identified by the marketing studies.

## Consortium Members:

Hamilton County, Ohio  
City of Cincinnati, Ohio  
Cincinnati Metropolitan Housing Authority  
Local Initiatives Support Corporation  
Model Group (partner)

## How to Get Additional Information:

Lead Entity contact information:  
Hamilton County Community Development  
138 E. Court St. Room 1002  
Cincinnati, Ohio 45202  
513-946-8230  
[www.hamilton-co.org/commdev](http://www.hamilton-co.org/commdev)

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$25,006,364.67
Total Budget	\$0.00	\$25,006,364.67
Total Obligated	\$0.00	\$24,642,541.78
Total Funds Drawdown	\$17,105.00	\$24,180,666.71
Program Funds Drawdown	\$0.00	\$23,775,137.64
Program Income Drawdown	\$17,105.00	\$405,529.07
Program Income Received	\$0.00	\$745,291.79
Total Funds Expended	\$0.00	\$24,211,367.43
Match Contributed	\$0.00	\$6,384,340.00



## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$6,384,340.00
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$2,406,896.80	\$1,826,327.84
Limit on State Admin	\$0.00	\$1,826,327.84

## Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$2,406,896.80	\$1,928,635.43

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$6,017,242.00	\$8,865,325.99

## Overall Progress Narrative:

The Cincinnati-Hamilton County NSP2 Consortium was informed of its award on January 14th, 2010. The amount awarded was \$24,068,968; approximately 40% of the original requested amount. The NSP2 grant agreement was signed by HUD on February 11th, 2010 and was then signed by Hamilton County, the Lead Consortium Member, on March 18th, 2010. The Consortium successfully expended all NSP2 funds by the expenditure deadline of February 11th, 2013.

Activities utilizing NSP2 program funds within the City of Cincinnati were completed in the first quarter of 2013. NSP funds allocated to the target area of Avondale were utilized for acquisition and demolition - hazard abatement of blighted structures. The Elberon, a senior housing project which resulting in 37 units in the target area of East Price Hill is now fully leased to income qualified households. Rehabilitation work is complete in the target area of Northside which has produced four homeownership units. All units have been sold to income qualified buyers. Rehabilitation work complete in the target area of Evanston; the project produced two homeownership and two rental units. All units have been sold to income qualified buyers. Rehabilitation work is complete on an 18 unit rental project partially funded by NSP2 for households at or below 50% area median income and units have been leased to income eligible households. NSP2 Program Income, resulting from the sale of homeownership units, will be utilized to acquire and redevelopment or rehabilitate additional homeownership units in the target area of Northside. Rehabilitation work has commenced on the first of four additional homeownership units. Predevelopment is underway on the additional units with construction expected to begin in the third quarter of 2014.

Construction is complete for "The Reserve on South Martin", Cincinnati Metropolitan Housing Authority's 60 unit low-income senior housing facility. The grand opening ceremony was held on December 5, 2012. The building is fully leased and beneficiary data were reported in the fourth quarter of 2013.

Hamilton County is overseeing the projects in Lincoln Heights (Villas of the Valley) and rehabilitation of single family homes in Golf Manor. Villas of the Valley Phase I, an NSP 1 project, was completed in the fourth quarter of 2010 and is fully occupied. Construction of Phase II, an NSP2 project consisting of 35 townhomes, is complete and all residents were moved in by the end 2011. Phase III consists of four single-family homeownership units. All units have been sold to income qualified buyers. Golf Manor has acquired seven single family homes for rehabilitation. All



seven of the units have now been sold to income-qualified buyers. Program income from the sale of these homeownership units will be utilized in Golf Manor in the future.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0, City of Cincinnati- PI- CNCURC Redevelopment	\$0.00	\$315,940.59	\$0.00
1, CMHA - Acquisition, demolition, and redevelopment of rental	\$0.00	\$10,670,331.16	\$10,638,015.97
2, Acquisition, demolition, and redevelopment of rental units (E)	\$0.00	\$1,660,642.00	\$1,660,642.00
3, Model Group - Acquisition, demolition, redevelopment, and	\$0.00	\$1,076,010.00	\$871,993.89
4, Model Group - Acquisition and rehabilitation of rental units (B)	\$0.00	\$4,994,258.00	\$4,994,258.00
5, Model Group - Acquisition, rehabilitation, and financing for rental	\$0.00	\$2,550,967.24	\$2,406,649.55
6, City of Cincinnati - Demolition of blighted structures (D)	\$0.00	\$228,492.50	\$226,336.00
7, Administration	\$0.00	\$1,928,635.43	\$1,760,461.90
8, Hamilton County - Acquisition and rehabilitation	\$0.00	\$743,097.75	\$628,790.33
9, Hamilton County - Demolition of blighted structures (D)	\$0.00	\$587,990.00	\$587,990.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00



## Activities

**Project # / Title:** 0 / City of Cincinnati- PI- CNCURC Redevelopment

**Grantee Activity Number:** 001

**Activity Title:** City of Cincinnati- PI- CNCURC redevelopment

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

0

**Projected Start Date:**

12/15/2013

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Program Income Account:**

City of Cincinnati PI Account

**Activity Status:**

Under Way

**Project Title:**

City of Cincinnati- PI- CNCURC Redevelopment

**Projected End Date:**

12/15/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Cincinnati

**Overall**

**Total Projected Budget from All Sources**

**Apr 1 thru Jun 30, 2014**

N/A

**To Date**

\$315,940.59

**Total Budget**

\$0.00

\$315,940.59

**Total Obligated**

\$0.00

\$0.00

**Total Funds Drawdown**

\$0.00

\$0.00

**Program Funds Drawdown**

\$0.00

\$0.00

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$0.00

Cincinnati Northside Community Urban Redevelopment

\$0.00

\$0.00

City of Cincinnati

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

This Activity will provide funds to purchase and redevelop homes and residential properties that are vacant, abandoned or foreclosed, in order to sell, rent, or redevelop such homes and properties. This project may also provide funds to redevelop demolished or vacant properties. This project will additionally provide direct homeownership assistance to an income eligible buyer.

**Location Description:**

Neighborhoods of Northside in the City of Cincinnati.

**Activity Progress Narrative:**



Program Income funds associated with this activity has been generated from the sale of NSP2 single-family homeownership projects within the City of Cincinnati. Program Income funds will be utilized in for additional single-family redevelopment and rehabilitation in the target area of Northside, in accordance with the approved NSP2 Action Plan. Rehabilitation work has commenced on the first of four additional homeownership units. Predevelopment is underway on the additional units with construction expected to begin in the third quarter of 2014.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/6
# of Singlefamily Units	0	0/6

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/6	0/6	0
# Owner Households	0	0	0	0/0	0/6	0/6	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

**Project # / Title: 5 / Model Group - Acquisition, rehabilitation, and financing for**

<b>Grantee Activity Number:</b>	<b>503</b>
<b>Activity Title:</b>	<b>Evanston acquisition/rehabilitation rental units</b>

### Activity Category:

Rehabilitation/reconstruction of residential structures

### Project Number:

5

### Projected Start Date:

10/01/2012

### Benefit Type:

Direct Benefit (Households)

### National Objective:

NSP Only - LH - 25% Set-Aside

### Activity Status:

Under Way

### Project Title:

Model Group - Acquisition, rehabilitation, and financing for

### Projected End Date:

02/12/2013

### Completed Activity Actual End Date:

### Responsible Organization:

Losantiville Evanston, LLC.



Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$500,000.00
Total Budget	\$0.00	\$500,000.00
Total Obligated	\$0.00	\$500,000.00
Total Funds Drawdown	\$0.00	\$500,000.00
Program Funds Drawdown	\$0.00	\$500,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$500,000.00
Losantiville Evanston, LLC.	\$0.00	\$335,000.00
Model Group	\$0.00	\$165,000.00
Match Contributed	\$0.00	\$0.00

### Activity Description:

This project is funded through NSP2 and the City of Cincinnati NSP3 Grant. Acquisition and predevelopment expenses were funded through NSP2, construction expenses are funded through NSP3. Beneficiary data will be reported in City of Cincinnati NSP3 Project 10003, Activities 3-162001 and 3-162002.

This activity provides funds to acquire and redevelop or rehabilitate homes and residential properties that are vacant, abandoned or foreclosed. Property will be rented to persons at or below (50%) of the area median income. NSP2 funds will be provided in the form of an interest bearing loan.

For this activity continued affordability requirements will be met for not less than fifteen (15) years following project completion. The continued affordability mechanism will be in the form of a restrictive covenant wherein the borrower agrees to comply with the conditions regarding continued affordability established in NSP development agreements and in 24 C.F.R. 92.252.

### Location Description:

Neighborhood of Evanston in the City of Cincinnati.

### Activity Progress Narrative:

The City of Cincinnati worked with Evanston Losantiville LLC, a subsidiary of Consortium Partner The Model Group in coordination with the Evanston Community Council to carry-out this activity. Two multi-family structures were successfully acquired and rehabilitated for to provide rental housing for households at or below (50%) of the area median income. This activity utilized NSP and NSP3 funds. NSP2 funds, utilized for acquisition and predevelopment expenses, have been fully expended. All units have been leased to income eligible households. Beneficiary data was reported the City of Cincinnati NSP3 QPR, Project 10003 Activity 2-162001 and 2-162002.

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/18
# of Multifamily Units	0	0/18

### Beneficiaries Performance Measures

This Report Period			Cumulative Actual Total / Expected		
Low	Mod	Total	Low	Mod	Total Low/Mod%



# of Households	0	0	0	0/0	0/0	0/0	0
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Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>504</b>
<b>Activity Title:</b>	<b>County-Evanston acq/rehabilitation rental units</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

5

**Projected Start Date:**

10/01/2012

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Model Group - Acquisition, rehabilitation, and financing for

**Projected End Date:**

02/12/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

Losantiville Evanston, LLC.

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2014</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$420,000.00
<b>Total Budget</b>	\$0.00	\$420,000.00
<b>Total Obligated</b>	\$0.00	\$420,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$420,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$420,000.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$420,000.00
Losantiville Evanston, LLC.	\$0.00	\$420,000.00
Model Group	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

This activity provides funds to acquire and redevelop or rehabilitate homes and residential properties that are vacant, abandoned or foreclosed. Property will be rented to persons at or below (50%) of the area median income. NSP2 funds will be provided in the form of an interest bearing loan.

For this activity continued affordability requirements will be met for not less than fifteen (15) years following project completion. The continued affordability mechanism will be in the form of a restrictive covenant wherein the borrower agrees to comply with the conditions regarding continued affordability established in NSP development agreements and in 24 C.F.R. 92.252.

**Location Description:**

Evanston neighborhood in the City of Cincinnati, Hamilton County, Ohio.

**Activity Progress Narrative:**

Hamilton County worked with the City of Cincinnati and The Model Group to carry out this activity. Two multi-family structures were successfully acquired and rehabilitated for to provide rental housing for households at or below (50%) of the area median income. This activity utilized NSP2 (City and County) and NSP3 (City) funds. NSP2 funds, utilized for acquisition and predevelopment expenses, have been fully expended. All units have been leased to income eligible households. Beneficiary data was reported the City of Cincinnati NSP3 QPR, Project 10003 Activity 2-162001 and 2-162002.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/18
# of Multifamily Units	0	0/18

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/18	0/0	0/18	0
# Renter Households	0	0	0	0/18	0/0	0/18	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

## Project # / Title: 7 / Administration

<b>Grantee Activity Number:</b>	<b>701</b>
<b>Activity Title:</b>	<b>Hamilton County Administration</b>

### Activity Category:

Administration

### Project Number:

7

### Projected Start Date:

02/11/2010

### Benefit Type:

N/A

### National Objective:

N/A

### Activity Status:

Under Way

### Project Title:

Administration

### Projected End Date:

02/11/2013

### Completed Activity Actual End Date:

### Responsible Organization:

Hamilton County Community Development Department



Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$684,627.38
Total Budget	\$0.00	\$684,627.38
Total Obligated	\$0.00	\$684,627.38
Total Funds Drawdown	\$17,105.00	\$618,702.09
Program Funds Drawdown	\$0.00	\$579,474.99
Program Income Drawdown	\$17,105.00	\$39,227.10
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$601,597.09
Hamilton County Community Development Department	\$0.00	\$601,597.09
Match Contributed	\$0.00	\$0.00

### Activity Description:

General administration of NSP 2 Grant

### Location Description:

Hamilton County Community Development  
138 E. Court St. Room 1002  
Cincinnati, Ohio 45202

### Activity Progress Narrative:

This activity involves the administration and implementation of the NSP2 Program in Hamilton County, Ohio. Hamilton County Community Development is the lead entity and has direct oversight of the NSP2 activities occurring in Golf Manor, Lincoln Heights and Mt. Healthy. County staff continues to monitor and oversee all projects as required.

### Accomplishments Performance Measures

No Accomplishments Performance Measures found.

### Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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<b>Grantee Activity Number:</b>	<b>702</b>
<b>Activity Title:</b>	<b>Cincinnati Administration</b>

**Activity Category:**

Administration

**Project Number:**

7

**Projected Start Date:**

02/11/2010

**Benefit Type:**

N/A

**National Objective:**

N/A

**Program Income Account:**

City of Cincinnati PI Account

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Cincinnati

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2014</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$729,043.56
<b>Total Budget</b>	\$0.00	\$729,043.56
<b>Total Obligated</b>	\$0.00	\$692,661.26
<b>Total Funds Drawdown</b>	\$0.00	\$692,661.26
<b>Program Funds Drawdown</b>	\$0.00	\$692,661.26
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$728,966.98
City of Cincinnati	\$0.00	\$728,966.98
Hamilton County Community Development Department	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

General Administration of NSP 2 Grant

**Location Description:**

Cincinnati Department of Community Development  
805 Central Ave. Centennial II 7th Floor  
Cincinnati, Ohio 45202

**Activity Progress Narrative:**

This activity involves the administration and implementation of the NSP2 Program in Cincinnati, Ohio. Cincinnati is a Consortium Member and has direct oversight of the NSP2 activities occurring in Avondale, East Price Hill, Evanston, and Northside (neighborhoods within the City). City staff continues to monitor and oversee all projects as required.

## Accomplishments Performance Measures

No Accomplishments Performance Measures found.

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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## Project # / Title: 8 / Hamilton County - Acquisition and rehabilitation

<b>Grantee Activity Number:</b>	<b>801</b>
<b>Activity Title:</b>	<b>Golf Manor acquisition and rehab project</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

8

**Projected Start Date:**

06/01/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Hamilton County - Acquisition and rehabilitation

**Projected End Date:**

12/31/2012

**Completed Activity Actual End Date:****Responsible Organization:**

Hamilton County Community Development Department

**Overall**

**Total Projected Budget from All Sources**

**Apr 1 thru Jun 30, 2014**

N/A

**To Date**

\$979,397.75

**Total Budget**

\$0.00

\$979,397.75

**Total Obligated**

\$0.00

\$979,397.75

**Total Funds Drawdown**

\$0.00

\$658,471.35

**Program Funds Drawdown**

\$0.00

\$615,090.33



<b>Program Income Drawdown</b>	\$0.00	\$43,381.02
<b>Program Income Received</b>	\$0.00	\$119,968.59
<b>Total Funds Expended</b>	\$0.00	\$658,471.35
Cincinnati Metropolitan Housing Authority	\$0.00	\$0.00
Hamilton County Community Development Department	\$0.00	\$658,471.35
<b>Match Contributed</b>	\$0.00	\$0.00

### Activity Description:

Acquisition and rehabilitation of vacant, abandoned, or foreclosed properties for homeownership.

### Location Description:

Village of Golf Manor in Hamilton County

### Activity Progress Narrative:

Hamilton County worked with the Village of Golf Manor and HURC (Homesteading and Urban Redevelopment Corporation), a nonprofit developer. Golf Manor acquired seven single family homes for rehabilitation. Construction is complete on all seven units. Six units have sold to income-qualified buyers, 6302 Mayflower, 6222 Mayflower and 2401 Losantiville, 6402 Elbrook, 2417 Kellerman and 6215 Elbrook. The seventh and final house, located at 6230 Graceland, closed during the 2nd quarter of 2014.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	7/8
# of Singlefamily Units	0	7/8

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	0/0	7/0	7/8	100.00
# Owner Households	0	1	1	0/0	7/0	7/8	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

